176.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	692,700	/	692,700
USE VALUE:	692,700	/	692,700
ASSESSED:	692,700	/	692,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOGAN DAVID A--ETAL
Owner 2:	CORMAN LOIS
Owner 3:	
Street 1:	57 HIBBERT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1948, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	323,100		369,600	692,700
Total Card	0.083	323,100		369,600	692,700
Total Parcel	0.083	323,100		369,600	692,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.04 | /Parcel: 481.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	323,200	0	3,600.	369,600	692,800	692,800	Year End Roll	12/18/2019
2019	101	FV	246,200	0	3,600.	364,300	610,500	610,500	Year End Roll	1/3/2019
2018	101	FV	249,600	0	3,600.	279,800	529,400	529,400	Year End Roll	12/20/2017
2017	101	FV	249,600	0	3,600.	264,000	513,600	513,600	Year End Roll	1/3/2017
2016	101	FV	249,600	0	3,600.	242,900	492,500	492,500	Year End	1/4/2016
2015	101	FV	243,600	0	3,600.	227,000	470,600	470,600	Year End Roll	12/11/2014
2014	101	FV	243,600	0	3,600.	209,100	452,700	452,700	Year End Roll	12/16/2013
2013	101	FV	243,600	0	3,600.	209,100	452,700	452,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15902-581		12/1/1984		138,000	No	No		P

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2011	826	Porch	33,145					CONVERT DECK TO EF
10/22/2010	2179	New Wind	6,650					REPL 5 WINDOWS
4/2/2004	234	Redo Bat	18,000	C		G6	GR FY06	2nd flr
8/6/2003	646	Manual	18,000	C		G6	GR FY06	PV solar system on
8/11/2000	646	Re-Roof	2,300			G6	GR FY06	over 1 layer

ACTIVITY INFORMATION

Date	Result	By	Name
8/15/2018	Inspected	BS	Barbara S
7/9/2018	MEAS&NOTICE	BS	Barbara S
4/19/2012	Info Fm Plan	BR	B Rossignol
11/7/2008	Meas/Inspect	345	PATRIOT
2/24/2005	Permit Visit	BR	B Rossignol
4/18/2000	Inspected	276	PATRIOT
12/20/1999	Mailer Sent		
12/14/1999	Measured	276	PATRIOT
7/16/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

PRINT

Date	Time
12/11/20	03:38:19

LAST REV

Date	Time
08/29/18	09:41:03

apro

PAT ACCT. 13718

User Acct

117965

GIS Ref

GIS Ref

Insp Date

08/15/18

!13718!

USER DEFINED

Prior Id # 1:	117965
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98598063
Adj $ / SQ:	166.384
Other Features:	73015
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	362235
Depreciation:	39121
Depreciated Total:	323113

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

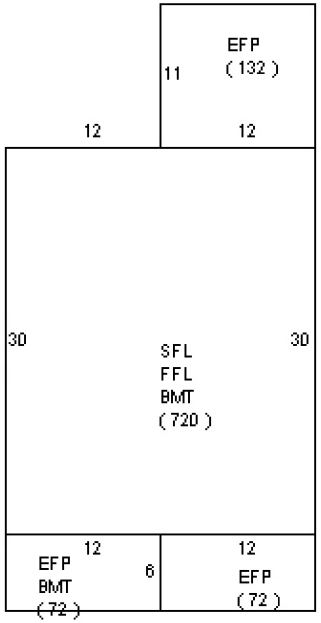
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.38
Special Features:	0	Val/Su Net:	128.83
Final Total:	323100	Val/Su SzAd	224.38

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	49.920	39,533
FFL	First Floor	720	166.380	119,797
SFL	Second Floor	720	166.380	119,797
EFP	Enclos Porch	276	36.570	10,093
	Net Sketched Area:	2,508	Total:	289,220
Size Ad	1440	Gross Are	2508	FinArea 1440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

176.0-0001-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	